

**Game Trail Association, Inc.  
Board of Directors Meeting  
Buena Vista Library  
November 9, 2011 1:00 PM**

**Call to Order**

John Hvizdos called the meeting to order at 1:00 pm. Other Board members in attendance were Phil Strongin, Jeff DeChristopher, Judy Curran, and Val Philpott. In addition, the following members were in attendance: Ken Siefken, Bill Waldorf, and Chip Wait.

**Meeting Guidelines**

- Allow fifteen minutes for GTA members to speak on agenda or non-agenda items.

None

- Add any new agenda item

None added

**Approval of October 12, 2011 BOD Meeting Minutes**

Jeff moved to approve the October 2011 minutes, Phil seconded, the motion passed unanimously.

**Written Correspondence Received**

None received

**Treasurer's Report**

Jeff DeChristopher reviewed the financials with the Board.

Jeff noted that Waste Management and our recycler are billing us about \$3,000 a month for their services. The Board felt this figure sounded high. Accordingly, Jeff is getting a quote from Chaffee County Waste for trash and recycling service.

**Committee Chair Reports**

**ACC-** Chip Wait reported that there are 8 homes under construction. Discussion concerning a Member's noncompliance with Game Trail covenants was moved to an executive session scheduled after the Board meeting.

**COMMONS-** No report

**COMMUNICATIONS-** John Hvizdos reported that as yet we do not have a Communications Director. John also reported that a Member has tentatively agreed to be the Newsletter Editor. Two Association members will be working together to redesign and update the Game Trail website. Chris Krocesky will maintain the website for the Association.

**FINANCE-** Bill Waldorf reported they are establishing the reserves as part of the budget. Bill needs input from the Walt Lafford, Ken Siefken, and Wayne Eisenbrandt on future capital improvements.

**FORESTRY-** No report

**SOCIAL-** No report

**WATER-** Ken Siefken presented a preliminary report from the Wright Water Engineers study on location and cost analysis of new wells in Game Trail. When WWE submits its final report, Ken will have the sub-committee meet and evaluate the Wright proposal.

### **Old Business**

#### *Insurance Issues*

John continues to work with State Farm and Neil-Garing on our insurance needs. John will send the State Farm quotation to Neil-Garing and ask them to explain why QBE's premium is so much higher than State Farm's for apparently comparable coverage.

#### *Short Term Rentals*

John Hvizdos and Judy Curran will draft a proposed Rule and Regulation prohibiting nuisance activities by Members or their tenants.

#### *Slash Pit Burn*

Chip Wait secured a fire permit that is good through December 31<sup>st</sup>. The Land Trust has no problem with the burn, and the DOW has given their okay and the Chaffee County Fire Protection District will have a water truck standing by. Chip will be assisted by Steve Vittum and Keith Simmons, retired firefighters, and other volunteers to assist in the burn when the conditions are right. Game Trail will post signs at the entrance to Game Trail and on the bulletin board that a prescribed burn is in progress. A motion was made to appoint Chip Wait as head of the project with the burn to commence anytime from now to the end of December, 2011. Val moved to allow Chip to conduct the burn, Judy seconded, the motion passed unanimously.

#### *Game Trail Administrator/Independent Services Contract*

The Board reviewed Chris Krocesky's 2012 Independent Service Contract. Phil moved to accept the contract, Jeff seconded, the motion passed unanimously.

### **New Business**

#### *Discussion on the 2012 Budget*

Jeff reviewed the proposed 2012 budget with the Board. One major change was increasing the road maintenance budget from \$40,000 to \$55,000. After a few other adjustments the Board accepted the budget as submitted.

**Next Meeting**

The next Board meeting will be held December 21, 2011 at the Buena Vista Library

**Adjournment**

At 3:30 p.m. a move to adjourn was made by Judy, Phil seconded, the motion passed unanimously.

A brief executive session followed the meeting. The Board discussed fines on an Association Member who is not in compliance with Game Trail's covenants. Before Game Trail begins assessing fines, John will discuss this issue with Greg Powell, the Association's attorney.

Respectfully submitted,

Val Philpott, Secretary